

71 The Beeches Mobberley WA16 7RS



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& COMPANY

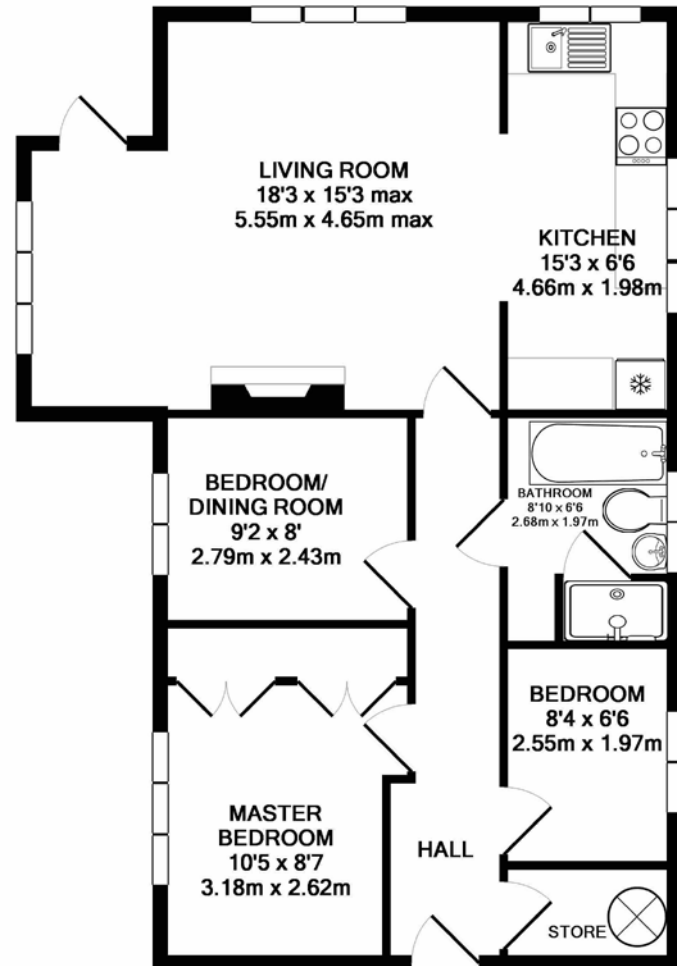
 **The Property
Ombudsman**

A smartly presented ground floor retirement apartment for over 55's, occupying a prime position within the development and enjoying a lovely rural aspect.

Warford Park is situated in lovely rural surroundings mid way between Knutsford, Wilmslow and Alderley Edge. It is a large development comprising a mixture of apartments and town houses, some of which, as is The Beeches, have a residents policy for the over 55s only.

Within The Beeches is a residents' lounge for day-to-day activities, events and socialising, guest suite and laundry room. The development is in a rural location but there are buses that travel to many of the nearby towns throughout the week.

Directions: From Knutsford follow the Mobberley Road out of town through Mobberley village. Proceed through the village towards Wilmslow passing the Victory Hall on the left hand side, and Faulkners Lane can be found after a further three quarters of a mile on the right. After about half a mile after passing the Frozen Mop pub, turn to the right into Warford Park and follow the road through the development. The Beeches is situated adjacent to the leisure club next to a pretty green area.



TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Number 71 is located on the ground floor occupying a prime position within the scheme, enjoying a sunny aspect, and views over the managed grounds towards farmland. The property also benefits from its own independent entrance. Internally, the accommodation is presented in fine order throughout and comprises of a principal reception space open to the modern fitted kitchen. There are three further rooms, including a generous master bedroom, and a second bedroom which is currently utilised as a dining room.

The property also benefits from an allocated parking space which is conveniently situated directly next to the entrance door.

Entrance Hall: Entrance door to the communal reception hall and wall mounted intercom. Built in Storage cupboard housing the hot water cylinder.

Living Room: Windows to front and side. Glazed entrance door to front leading to the car park. Central marble fireplace housing a flame effect electric fire. Opening to:

Kitchen: Fitted with a matching range of wall and base level cabinets surmounted with contrasting worktops incorporating a single drainer sink unit with a mixer tap and a four ring electric hob with a stainless steel canopy cooker hood above, and an integrated single electric oven below. Space and plumbing for a washing machine, space for a refrigerator. Wood effect vinyl flooring and windows to front and side elevations.

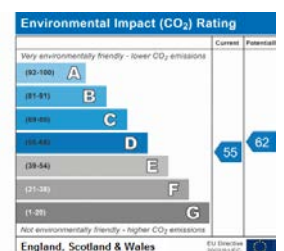
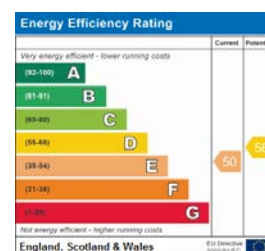
Dining Room/Bedroom: Window to side.

Master Bedroom: Window to side and range of built in wardrobes to one wall.

Bedroom/Study: Window to side.

Bathroom: Beautifully appointed with a white suite comprising a panelled bath, low level WC, pedestal wash basin and a fully tiled shower enclosure with a thermostatic mixer shower. Part tiled walls and tile effect vinyl flooring. Opaque window to side.

Price: £200,000
Tenure: Leasehold
150 years (circa 120 years remaining)
Ground Rent: Approx £150 per annum
Service Charge: Approx £4,000 per annum
Council Tax Band: E



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